

TRANSFER
TAX
PAID

WARRANTY DEED

029951

KNOW ALL MEN BY THESE PRESENTS,

THAT J. J. DEVELOPMENT CORP., a corporation duly organized under the laws of the State of Maine with its principal place of business in Falmouth, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by JULIAN THOMPSON and ESTELLA THOMPSON, as joint tenants and not as tenants in common, whose mailing address is RFD #1, Box 5560, Skowhegan, ME 04976

Being Unit #4 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .625% of the undivided interest appertaining to said Unit #4 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259. Said Declaration together with the schedules and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantee, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

Being a part of them same premises conveyed to J. J. Development Corp. by Warranty Deed of Union/Front Corp. dated June 9, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3362, Page 53.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said JULIAN THOMPSON and ESTELLA THOMPSON, as joint tenants and not as tenants in common, their successors and assigns, to them and their use and behoof forever.

And it does covenant with the said Grantees, their successors and assigns that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey to the said Grantees to hold as aforesaid; and that it and its heirs shall and will warrant and defend the same

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to the said JULIAN THOMPSON and ESTELLA THOMPSON, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Harold Siagel, in his capacity as Treasurer of J. J. Development Corp., relinquishing and conveying all rights by descent and all other rights in the above described premises, has hereto set his hand and seal this 19th day of December, 1988.

Signed, Sealed and Delivered J. J. DEVELOPMENT CORP.
in presence of

By Harold Siagel
Harold Siagel
Its Treasurer

STATE OF MAINE
County of Kennebec

December 19 , 1988

Personally appeared the above-named Harold Siagel, in his capacity as Treasurer of J. J. DEVELOPMENT CORP., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation. Before me,

Anne Marie Bechard
Notary Public/Attorney at Law



ANNE MARIE BECHARD
Notary Public, State of Maine
My Commission Expires Nov. 17, 1993

RECEIVED KENNEBEC SS.

1988 DEC 21 AM 9:00

ATTEST: Harold Siagel
REGISTER OF DEEDS